White Marsh Joint Venture Petitioners * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, White Marsh Joint Venture, by Bruce S. Campbell, III. The Petitioners request a special hearing to approve a second amendment to the partial development plan of Southfield at White Marsh, Section II, Phase 3-C and a third amendment to the partial development plan of Southfield at White Marsh, Section II, Phase 3-D, in accordance with Petitioner's Exhibits 1 and 2.

Appearing on behalf of the Petition were Bruce Campbell, III and John N. Bowers, Jr. with Nottingham Properties, Rick Chadsey, Registered Professional Engineer with George W. Stephens, Jr. & Associates, Inc., and Gary Duvall, Esquire, attorney for Petitioners. There were no Protestants.

Testimony indicated that the subject property, known as

Southfield at White Marsh, consists of approximately 15 acres, more or less, split zoned D.R. 16, D.R. 10.5 and D.R. 5.5 and is proposed for development with single family individual and townhouse dwelling units. The Petitioners are desirous of modifying the originally approved development plan to provide back to back townhouse condominium units in lieu of the originally proposed garden condominiums. Testimony indicated that current market conditions dictate the proposed modifications in order to

RECEIVED FOR FILING

provide adequate housing. The Petitioners testified that only one additional building will be added to the original plan and that all other representations made on said plan shall remain constant. Petitioners further argued that the relief requested meets the special exception requirements set forth in Section 502.1 of the B.C.Z.R. and that the proposed amendments will not result in any detriment to the health, safety or general welfare of the surrounding community.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6 day of October, 1992 that the Petition for Special Hearing to approve a second amendment to the partial development plan of Southfield at White Marsh, Section II, Phase 3-C and a third amendment to the partial development plan of Southfield at White Marsh, Section II, Phase 3-D, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order: however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is

> > - 2-

reversed, the Petitioners would be required to return. and be responsible for returning, said property to its

> MOTHY M. NOTROCO Deputy Zoning Commissioner for Baltimore County

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TMK:bjs

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Petition for Special Hearing to the Zoning Commissioner of Baltimore County for the property located at Southfield at White Marsh

which is presently sened DR-16 This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County,

to determine whether or not the Zoning Commissioner should approve A second amendment to the partial development plan of Southfield at White Marsh Section II Phase 3-C and a third amendment to the partial development plan of Southfield at White Marsh Section II Phase 3-D in accordance with B.C.Z.R. Section 1B01.3A.7.b.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filling of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

			VMe do sciemnly decise and affirm, under the penalties legal concept; of the property which is the subject of this f	
	Contract Purchaser/Lasses:		Legal Owner(s):	•
			White Marsh Joint Venture	
	(Type or Print Name)		15 Delece	>
	Signature		Signature	
			Bruce S. Campbell, III	
	Address		(Type or Print Name)	<u> </u>
	CNy	State Zprode	Signature	<u> </u>
			100 W. Pennsylvania Avenu	
47 1 1	Attorney for Publisher:		Address	Phone No.
2			Towson, Maryland	21204
FOR FILING	(Type or Print Name)		City State Name, Address and phone number of legal owner, contra to be contacted.	Ziponde at purchaser or representative
p 2	Signature		George W. Stephens, Jr. &	Associates, Inc.
<u> </u>			Name 658 Kenilworth Drive	825-8120
K.E.	Address	Phone No.	Address on, Maryland 21204	Phone No.
ばる女	City	State Zipcode	OFFICE USE ONLY	2 HRS
			ESTIMATED LENGTH OF HEARING unavailable for Hearing	CPK7
E			the following dates	Next Two Months
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ORDER RECEIVED Date Date Date Date		<u>.</u> -	REVIEWED SY: THE DATE	81192
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FROM THE OFFICE OF GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC. ENGINEERS P.O. BOX 6828, TOWSON, MARYLAND 21204

Description of Amended Provisory 93-44-5PH April 4, 1991 Section. Section II Phase 3D SOUTHFIELD AT WHITEMARSH

Beginning for the Provisory Section at a point on the southern side of Southfield Drive, 60 foot wide, at the point designated No. 13, having Baltimore County Metropolitan District coordinate values of North 30851.18 and East 39394.45, shown on a Plat entitled "SOUTHFIELD AT WHITEMARSH. Section II Phase 3A". dated February 12, 1988, recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.M. 58 folio 125, said point of beginning being measured South 15 degrees 01 minutes 15 seconds East 34.44 feet from the centerline intersection of said Southfield Drive and Berryfield Drive. 80 foot wide, shown on a Plat entitled "SOUTHFIELD AT WHITEMARSH, Section II Phase 3B", dated June 20, 1988, recorded among the Plat Records of Baltimore County. Maryland in Plat Book S.M. 59 folio 60, running thence leaving said point of beginning, binding on the outline of said Provisory Section and binding on the southern side of said Southfield Drive, 1) South 74 degrees 31 minutes 17 seconds East 169.88 feet. running thence leaving said Southfield Drive continuing to bind on the

outline of said Provisory Section, the six following courses, viz: 2) southwesterly by a curve to the right having a radius of 300.00 feet for a distance of 400.30 feet, said curve being subtended by a chord bearing South 49 degrees 56 minutes 12 seconds West 371.26 feet.

3) southwesterly by a curve to the left having a radius of 135.00 feet for a distance of 23.23 feet, said curve being subtended by a chord bearing South 83 degrees 14 minutes 01 seconds West 23.20 feet,

4) South 78 degrees 18 minutes 19 seconds West 340.00 feet, 5) northwesterly by a curve to the right having a radius of 660.00 feet for a distance of 1169.20 feet, said curve being subtended by a chord bearing North 50 degrees 56 minutes 42 seconds West 1022.20 feet.

6) North 00 degrees 11 minutes 41 seconds West 145.00 feet and 7) northeasterly by a curve to the right having a radius of 300.00 feet for a distance of 405.00 feet, said curve being subtended by a chord bearing North 38 degrees 28 minutes 47 seconds East 374.94 feet, intersect the western side of said Southfield Drive, running thence binding on the western, southwestern and southern side of said Southfield Drive and continuing to bind on the outline of said Provisory Section, the six following courses, viz:

8) South 23 degrees 11 minutes 42 seconds East 113.22 feet, 9) southeasterly by a curve to the right having a radius of 270.00 feet for a distance of 108.39 feet, said curve being subtended by a chord bearing South 11 degrees 41 minutes 42 seconds East 107.66 feet to the point designated No. 24, having Baltimore

original condition.

93-44-5PH

Description of Amended Provisory Section. Section II Phase 3D SOUTHFIELD AT WHITEMARSH

April 4, 1991 page -2-

County Metropolitan District coordinate values of North 31368.31 and East 33423.50, shown on a Plat entitled "SOUTHFIELD AT WHITEMARSH. Section II Phase 3C", dated November 3, 1988, recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.M. 60 folio 76,

- 3-

10) South 00 degrees 11 minutes 41 seconds East 228.00 feet, 11) southeasterly by a curve to the left having a radius of 360.00 feet for a distance of 637.74 feet, said curve being subtended by a chord bearing South 50 degrees 56 minutes 41 seconds East 557,56 feet. 12) North 78 degrees 18 minutes 19 seconds East 340.00 feet and

13) southeasterly by a curve to the right having a radius of 435.00 feet for a distance of 206.31 feet, said curve being subtended by a chord bearing South 88 degrees 06 minutes 29 seconds East 204.38 feet to the point of beginning. Containing 558,485 square feet or 12.821 Acres of land more or less. NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS.



Baltimore County Government Zoning Commissioner Office of Planning and Zonme

Suite 113 Courthouse 400 Washington Avenue Towson, MÍ) 21204

(410) 887-4386

Gary Duvall, Esquire Miles & Stockbridge 600 Washington Avenue Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING S/S Southfield Drive, 34.44' E of its intersection with Berryfield Dr. (Southfield at White Marsh) 11th Election District - 5th Councilmanic District White Marsh Joint Venture - Petitioners Case No. 93-44-SPH

October 6, 1992

Dear Mr. Duvall:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

> Very truly yours, Muy her Hotrow TIMOTHY M. KOTROCO Deputy Zoning Commissioner

TMK:bjs

for Baltimore County cc: Mr. Bruce Campbell, III Nottingham Properties 100 W. Pennsylvania Avenue, Towson, Md. 21204

Mr. Rick Chadsev George W. Stephens, Jr. & Associates, Inc. 658 Kenilworth Drive, Towson, Md. 21204 People's Counsel

FROM THE OFFICE OF GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.

93 44 SPH

Description of Amended Provisory Section. Section II Phase 3C SOUTHFIELD AT WHITEMARSH

July 30, 1992

Beginning for the Provisory Section at a point on the western side of Southfield Drive, 60 foot wide, at the point designated No. 24, having Baltimore County Metropolitan District coordinate values of North 31368.31 and East 38423.50, shown on a Plat entitled "SOUTHFIELD AT WHITEMARSH, Section II Phase 3C", dated November 3, 1988, recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.M. 60 folio 76, said point of beginning being measured South 30 degrees 31 minutes 01 seconds West 52.15 feet from the centerline intersection of said Southfield Drive and Ashmill Court, 80 foot wide, shown on said Plat, running thence binding on the outline of said Provisory Section, binding on the western side of said Southfield Drive and reversing the bearing shown on said Plat.

) South 00 degrees 11 minutes 41 seconds East 83.00 feet to the point designated No. 23 shown on said Plat and to the point designated No. 1 shown on a Plat entitled "SOUTHFIELD AT WHITEMARSH, Section II Phase 3D", dated June 20, 1988, recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.M. 59 folio 62, running thence continuing to bind on the outline of said Provisory Section, binding on the western side of said Southfield Drive and reversing the

bearing shown on said second mentioned Plat, the two following courses, 2) South 00 degrees 11 minutes 41 seconds East 145.00 feet to the point designated No. 13 shown on said second mentioned Plat and 3) southeasterly by a curve to the left having a radius of 360.00

feet for a distance 160.24 feet, said curve being subtended by a chord bearing South 12 degrees 56 minutes 47 seconds East 158.92 feet, running thence leaving the western side of said Southfield Drive, continuing to bind on the outline of said Provisory Section, the three following courses,

4) South 89 degrees 48 minutes 19 seconds West 35.08 feet, 5) northwesterly by a curve to the right having a radius of 300.00 feet for a distance of 393.67 feet, said curve being subtended by a chord bearing North 52 degrees 36 minutes 07 seconds West 366.03 feet and

6) North 15 degrees 00 minutes 32 seconds West 102.03 feet, to intersect the western outline of the Plat, entitled "Southfield @ White Marsh (Sections 13 thru 20), formerly Whitemarsh Section II Phase 3I, recorded or intended to be recorded among the Plat Records of Baltimore County, Maryland, running thence continuing to bind on the outline of said Provisory Section and binding on part of the western outline of said last mentioned Plat.

7) North 16 degrees 21 minutes 23 seconds East 243.60 feet, running thence leaving the outline of said last mentioned Plat, continuing to bind on the outline of said Provisory Section,

658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

93-44-5PH

Description of Amended Provisory Section, Section II Phase 3C SOUTHFIELD AT WHITEMARSH

July 30, 1992 page -2-

8) South 73 degrees 38 minutes 37 seconds East 234.99 feet to intersect the western side of said Southfield Drive and to the point designated No. 25 shown on said first mentioned Plat (S.M. 60/76), running thence continuing to bind on the outline of said Provisory Section, binding on the western side of said Southfield Drive shown on said first mentioned Plat and reversing the chord bearing shown on said

9) southeasterly by a curve to the right having a radius of 270.00 feet for a distance of 108.39 feet, said curve being subtended by a chord bearing South 11 degrees 41 minutes 42 seconds East 107.66 feet to the point of beginning.

Containing 135,592 square feet or 3.113 Acres of land more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS.



Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

AUGUST 28, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-44-SPH (Item 49) Southfield Drive at Western Extension of c/l Ashmill Court Southfield at White Marsh 11th Election District - 5th Councilmenic Petitioner(s): White Marsh Joint Venture HEARING: THUSDAY, OCTOBER 1, 1992 at 9:00 a.m. in Rm. 118, 0ld Courthouse

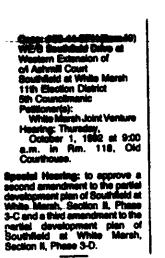
Special Hearing to approve a second amendment to the partial development plan of Southfield at White Marsh, Section II, Phase 3-C and a third amendment to the partial development plan of Southfield at White Marsh, Section II, Phase 3-D.

cc: White Marsh Joint Venture George W. Stephens, Jr. & Associates

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

CERTIFICATE OF POSTING 93-44-512#

Date of Posting 9/17/62 Posted for: 2230161 Huesting Politicas White Morse Joint Porture Location of property WESS SOUTH FISTS Dails of Wastery Fatering of Location of Signer Former Yor dway (South Fire ld Drive opprox, 100' NW



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ succeive weeks, the first publication appearing on $\frac{l'}{l}$

THE JEFFERSONIAN.

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

September 22, 1992

(410) 887-3353

Mr. George W. Stephens, Jr. & Associates, Inc. 658 Kenilworth Drive Towson, MD 21204

RE: Item No. 49, Case No. 93-44-SPH Petitioner: White Marsh Joint Venture, et al Petition for Special Hearing

Dear Mr. Stephens:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

County Office Building 111 West Chesapeake Avenue

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> 04A04#0043MICHRC Please Make Checks Payable To: Saltimore County

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 2120+

(410) 887-3353

Your petition has been received and accepted for filing this

11th day of August, 1992

Zoning Plans Advisory Committee

Petitioner: White Marsh Joint Venture, et al Petitioner's Attorney: George W. Stephens, Jr.

Engineering Division (Public Services) Development Review Committee Response, Form Authorized signature ______ Date 8/31/92 Project Name File Number Waiver Number Zoning Issue James Enterprises 8-24-92 NC DED DEPRM RP STP TE White Marsh Joint Venture DED DEPRM RP STP TE Salvo Realty, Inc. DED DEPRM RP STP TE Robert T. and Lorri A. Burgess DED DPERM RP STP TE Chester L. And Virginia J. Farley DED DEPRM RP STP TE Mark Allan Claypoole DED DPERM RP STP TE Ritz Enterprises Glenda L. Mosley Etta E. Plonden and Joan and Garland Arrington COUNT 20

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

08/27/92

Meeting Date

Comment

Commen

DATE: 9-10 92

White Marsh Joint Venture 100 W. Pennsylvania Avenue Towson, Maryland 21204

CASE NUMBER: 93-44-SPH (Item 49) Southfield Drive at Western Extension of c/l Ashmill Court Southfield at White Marsh 11th Election District - 5th Councilmanic Petitioner(s): White Marsh Joint Venture HEARING: THUSDAY, OCTOBER 1, 1992 at 9:00 a.m. in Rm. 118, 01d Courthouse

Dear Petitioner(s):

Please be advised that \$ 69.55 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Baltimore County Government

Office of Zoning Administration and Development Management

Office of Planning & Zoning

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

FINAL TOTALS COUNT 21

*** END OF REPORT ***

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 8, 1992

FROM: Ervin Mc Daniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee August 24, 1992 and August 31, 1992

The Office of Planning and Zoning has no comments on the following petitions:

White Marsh Joint Venture, Item No. 49
Michael Perholtz, Item No. Work #18 71

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

EMcD/FM/rdn

ITM.49/ZAC1

Development Review Committee Passons Authorized signature	Anh	Date 9-10-92
Project Name File Number Waiver Number	Zoning Issue	Meeting Date
Allan L. Snyder Et. Al.	-	, , , , , , , , , , , , , , , , , , , ,
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White Marsh		9/15/92	\$638-92 38
	The White Marsh Joint Venture 100 West Pennsylvania Avenue Towson, Maryland 21204 301/825-0545	S	

September 15, 1992

Baltimore County Zoning Office County Office Building 111 West Chesapeake Avenue Towson, MD 21202

> Re: Case Number 93-44 SPH (Item 49) Southfield at White Marsh

Gentlemen:

As per your letter dated September 10, 1992, we are enclosing a check in the amount of \$69.55 for advertising and posting the above-referenced zoning hearing.

If you have any questions concerning this matter, please do not hesitate to call.

Very truly yours,

John N. Bowers, Jr.

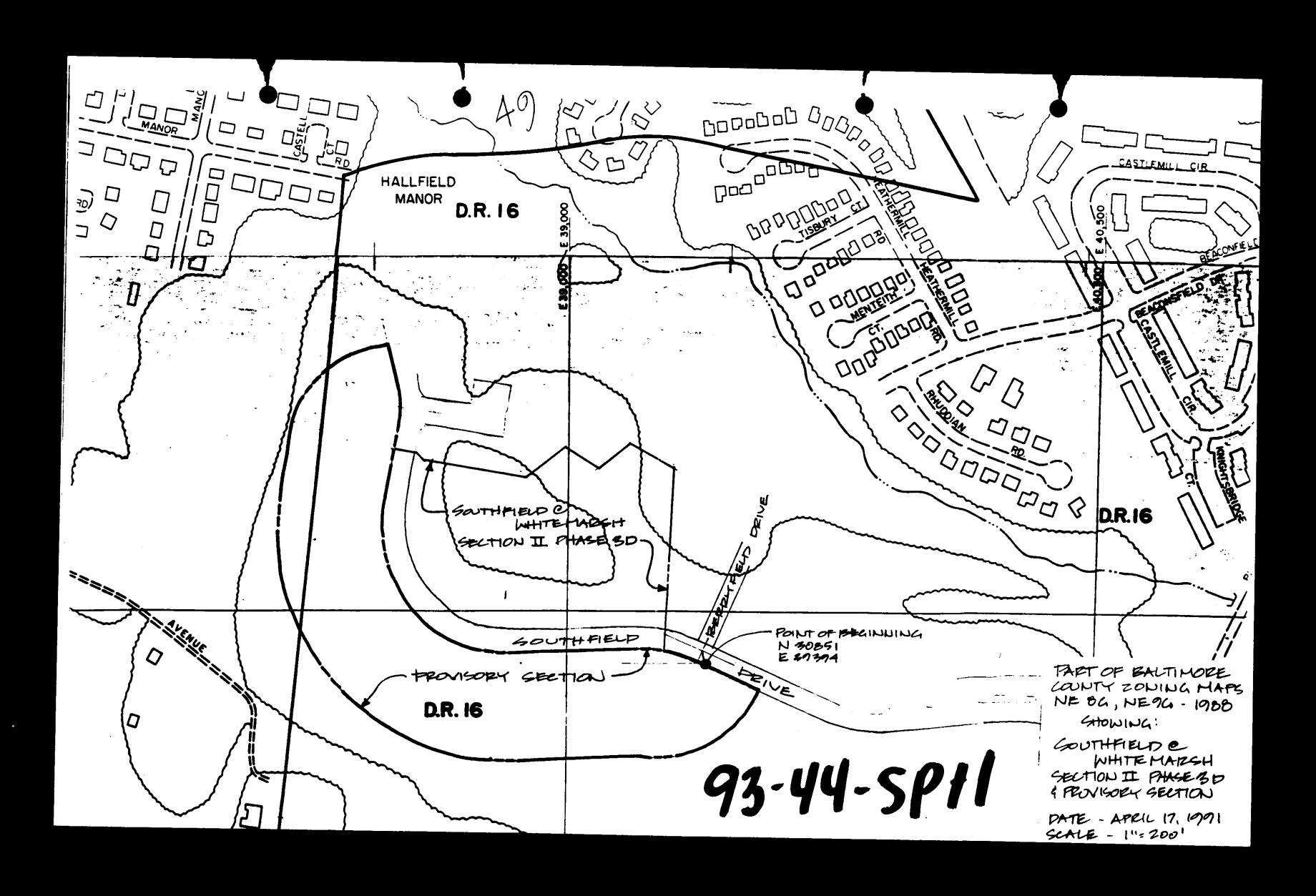
Project Manager

JNBjr:fp Enclosure



PLEASE PRINT CLEARLY PETITIONER(S) Sign—in Sheet
1) BARY DUVAN (2) Price Campbell	Levi was HINGTON Are No.H. Prop 100 W. Penne Ave
John N. Bowers, Te Brick CHADSEY	RYLAND Homes LUTHERVILLE Nottingham Prop 100 W. Perma. Ave. 658 KENIZWORTH DR
Martonis Hothis	

Project Na	me		Date
File Number	Waiver Number	Zoning Issue	Meeting Dat
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•	Joint Venture	49	
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Mark Allan C	======================================		=======================================
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Ritz Enterpr		e (=======================================
DED DEPRM RP STP T		55	



Baltimore County Government Fire Department

AUGUST 24, 1992

SOUTHFIELD AT WHITE MARSH

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Noted and

7. The Fire Prevention Bureau has no comments at this time.

Zoning Agenda: AUGUST 24, 1992

Fire Prevention Bureau

(410) 887-4500

700 East Joppa Road Suite 901 Towson, MD 21204-5500

Zoning Administration and

Location:

Development Management
Baltimore County Office Building
Towson, MD 21204

Item No.: +49 (JLL)

RE: Property Owner: WHITE MARSH JOINT VENTURE

Special Inspection Division

Arnold Jablon

Director

Gentlemen:

JP/KEK

"PROVISORY SECTION" GENERAL NOTES 1) THE PROVISORY SECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED NOR SHOULD IT BE UTILIZED AS A FINAL DEVELOPMENT PLAN FROM WHICH BUILDING APPLICATIONS MAY BE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO PURCHASE HOMES WITHIN 300 FEET THEREOF WITH A REASONABLE UNDERSTANDING AS TO HOW THE DEVELOPER WILL IMPROVE ALL ADJOINING VACANT LAND THAT LIES WITHIN 300 FEET OF THEIR BOME. 2) THE DIMENSIONED BOUNDARIES OF THE "PROVISORY SECTION", AS INDICATED HEREON, ARE NOT INTENDED TO SEPARATE IT FROM THE OVERALL APPROVAL OF THIS PARTIAL DEVELOPMENT PLAN. ANY DEVIATION FROM THIS PARTIAL DEVELOPMENT PLAN, INCLUDING THE "PROVISORY SECTION", MUST BE APPROVED IN ACCORDANCE WITH SECTION 1B01.3.A.7. WHITEMAR ... 4) AT THE TIME OF BUILDING PERMIT APPLICATIONS, THE "PROVISORY SECTION" OF THIS DEVELOPMENT PLAN MUST BE UP-DATED TO COMPLY IN ALL RESPECTS TO THE FORM GOUTHFIELD AT WHITEMARGH AND CONTENT REQUIRED BY SECTION 1801.3.A.5 OF THE ZONING REGULATIONS. FUTURE SECTION SOUTHFIELD AT WHITEMAESH ZONING CASE NO. 91-422-SPH PROVIGORY GEOTION

PORTION OF FUTURE
SECTION SOUTHFIELD

AT WHITEMARGH REVIGED IN

SED AMENDMENT:

CARDEN CONDOMINIUM BUILDING

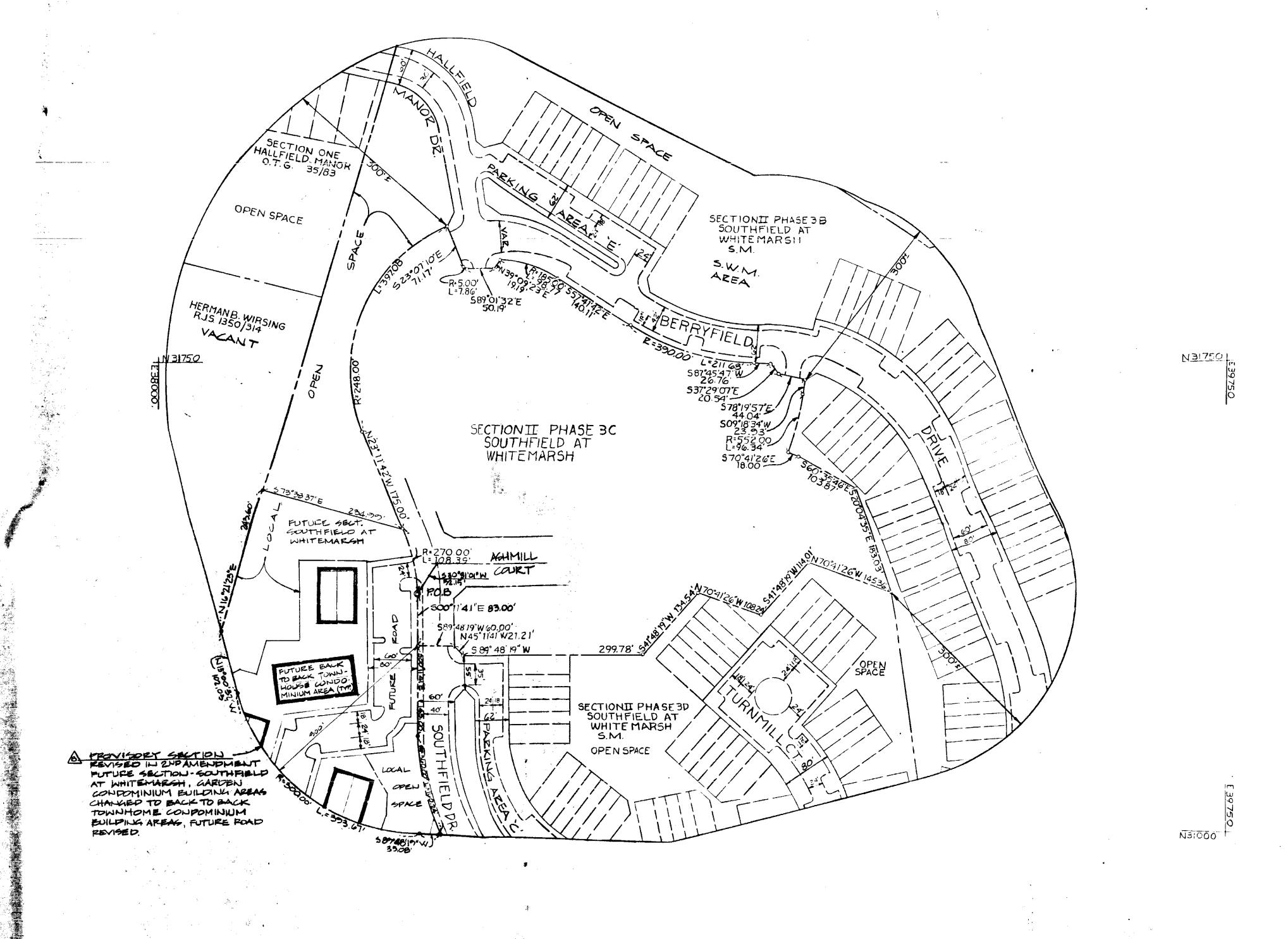
AREAS CHANGED TO BACK TO BACK

TOWNHOME CONDOMINIUM BUILDING

AREAS, FUTURE ROAD REVIGED PROVISORY SECTION
ENIGED IN 2ND AMENDMENT 3KD AMENDED PROVISORY SECTION PLAN FOR ALTERNATE I PARTIAL DEVELOPMENT PLAN ABRO AMENDMENT JUNE 1, 1992 2ND AMENDMENT NOV. 27, 1990 SECTION II PHASE 3D SOUTHFIELD AT WHITEMARSH OFFICE OF PLANNING & EONING APPROVED BY BALTIMORE CO, MD. ELECTION DIST "II GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. SCALE: 1 = 100 CIVIL ENGINEERS & LAND SURVEYORS DIRECTOR OF PLANUING OWNER DEVELOPER WHITEMARSH JOINT VENTURE 303 ALLEGHENY AVENUE TOWSON, MARYLAND 21294 (301)825-8120 100 W. PENNSYLVANIA AVE TOWSON, MD. 21204 (301) 825-0545 Kharla & Starts ZONING COMMISSIONER DATE " SHEET 5 OF G PN. 05900

Street Lights shown thus - (12' seximum height).





"PROVISORY SECTION" GENERAL NOTES

- 1) THE PROTECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED NOR SECTION IT BE UTILIZED AS A FINAL DEVELOPMENT PLAN FROM WHICH BUILDING APPLICATIONS MAY BE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO FID MADE HOMES WITHIN 300 FEET THEREOF WITH A REASONABLE UNPERSTANDING AS TO BUY THE DEVELOPER WILL IMPROVE ALL ADJOINING VACANT LAND THAT LIES WITHIN 330 FEET OF THEIR BOME.
- 2) THE DIMENSIONED BOUNDARIES OF THE "PROVISORY SECTION", AS INDICATED HEREON, ARE NOT INTENDED TO SEPARATE IT FROM THE OVERALL APPROVAL OF THIS PARTIAL DEVELOPMENT PLANT PLANT DEVIATION FROM THIS PARTIAL DEVELOPMENT PLANT INCLUSED THE "PROVISORY SECTION", MUST BE APPROVED IN ACCORDANCE WITH SECTI N 1901.3.A.7.
- 3) APPROVAL OF THE "PROVISORY SECTION IS NOT BASED ON FINAL ENGINEERED PLANS, SO AS TO COINCIDE WITH THEIR FINAL OR PERMANENT IMPROVEMENTS, AND OTHER PER-
- AT THE TIME OF BUILDING PERMIT APPLICATIONS, THE "PROVISORY SECTION" OF THIS DEVELOPMENT PLAN MUST BE UP-DATED TO COMPLY IN ALL RESPECTS TO THE FORM AND CONTENT REQUIRED BY SECTION 1801.3.A.5 OF THE FONING REGULATIONS.

APPROVED BY:

NOTE: 14" AMENDMENT SIGNATURE BLOCKS SHOW CURRENT OWNERSHIP IN SECTION I PHASE 3C PARCEL NO. INDIVIDUAL LOTS WITHIN 300' OF PROVISORY SECTION HAVE BEEN SOLD.

NOTE: SHEET NO.S OF 3 DELETED AS ALTERNATE NO. I OF THE PROVISORY SECTION HAS BEEN PHASED OUT.

OFFICE OF PLANNING | ZONING APPROVED BY

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER

2ND AMENDED

PROVISORY SECTION PLAN FOR ALTERNATE I

PARTIAL DEVELOPMENT PLAN SECTION II PHASE 3C

SOUTHFIELD AT WHITEMARSH ELECTION DIST. #11 BALTIMORE CO., MD. OCT 17,7988 SCA E: 1"=100"

OWNER/DEVELOPER
WHITEMARSH JOINT VENTURE
100 W. PENNSYLVANIA AVE.
TOWSON, MD. 21204
(301) 825-0545

SHEET ZOP 2

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE TOWSON, MARYLAND 21204 (301)825-8120

DATE

PN-05917